

# Surf Pines Breeze

Newsletter of the Surf Pines Association

April 2012 Vol. XVIII, No. 3

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## President's Comments



by Brian Radditz



As reported in my last update the quarterly Board meetings are efficiently accomplishing the Surf Pines Homeowners Association business. Some of you have asked me why we don't meet more often and I want to assure all of you that we have been.

Since our last regularly scheduled board meeting your board has met several times in secret session to discuss and brain storm on how best to increase the values of all Surf Pines owners. At our first meeting we decided to elect a trustee advisory board consisting of unemployed AIG and Enron employees to help us with this decision. Your board and your advisors spent one entire meeting identifying the greatest threat to our home values. In an unprecedented show of unity it was unanimously decided that a Tsunami threat was the #1.

We then proceeded to hire incarcerated Wall Street accountants to audit our member's tax returns and to create actuarial tables of all of our members. We found that the average age of our members was 60 years old and that most have financial plans that consider their Surf Pines property to be a considerable asset in their plan. After considerable discussion with a Geologist we hired to determine the probability of a Tsunami event that would destroy Surf Pines we decided on the following plan of action to protect Surf Pines property values.

First of all, after reviewing the actuarial table showing our average age of 60, it was decided that whatever we did it should have a 40 year benefit. Next we estimated the average value of the properties in Surf Pines to be \$350,000. We then calculated inflation, depreciation and accretion to determine the average property value in 40 years to be about \$1,000,000. After all of this, it was unanimously decided to spend \$100,000 of Surf Pines money on an insurance policy that would pay 4000 to 1 if a Tsunami would destroy Surf Pines in the 40 years, thus making each of you a millionaire. Now you can make adjustments in your financial plans accordingly without worrying about a Tsunami hitting Surf Pines.

Happy April Fool's Day



**Real Estate****by Karen Radditz**

Happy spring and let the selling begin. Currently there are twelve vacant land active listings in Surf Pines. Prices range from \$210,000 to \$72,500. There are no pending sales. There are sixteen homes for sale in Surf Pines, two are Sale Pending. Yes, the yellow house on Manion has a valid offer in, and should have a new family occupying this home soon. Sales are picking up, and so is the inventory. The absorption rate means months of inventory that is based on the number of homes sold per month, versus the inventory. It's a great time to purchase a home, rental, and investment property for yourself or your family. Interest rates are still below 4%, inventory is good, and prices are low.

**Serve on the Budget Committee**

Norm Tutton, Treasurer, is seeking from five to seven members for the Budget Committee. Typically, the Budget Committee, chaired by the treasurer, meets once or twice during April, May, or June to prepare the association's budget for the fiscal year for consideration by the Board of Directors at their June meeting and, ultimately, for approval by the membership at the Annual Meeting. If you are interested in preparing the association's budget for the 2012–2013 fiscal year, then contact Norman Tutton by April 15 to indicate that you are willing to be appointed to the Budget Committee. (*contact information on back page*)

**New Directory**

Please update your personal emergency contact information and the emergency contact information if you have full time renters including email addresses. Changes or corrections are needed by May 15 and should be sent to: [gates7299@hotmail.com](mailto:gates7299@hotmail.com) or mailed or dropped off to 33317 Surf Pines Lane, Warrenton OR 97146. Bonnie Brogie: [brogie1@frontier.com](mailto:brogie1@frontier.com)

**Security Corner**

Security officer, John Gates works diligently to maintain the safety and security of residents and their guests in the Surf Pines community. Besides all his assigned duties which include but not limited to, patrols, roadside and common area clean-up, maintaining the gates (a full-time job in its own), mowing, etc. he is continually fielding calls from residents on several issues, 24 hours a day including his days off.

Listed below is a summary of some of the security related issues in Surf Pines in the last quarter.

False alarms: five, most between 12 A.M. and 4 A.M. John must go to these homes at the time of the call.

Dogs: seven calls ranging from loose dogs to barking dogs to dogs chasing runners. Loose dogs usually involve a response from John and result in a call to the county Animal Control. Residents are encouraged to call Animal Control directly 503–861–7387.

Vandalism: several homes on Ocean Drive were trashed with toilet paper and squirted with catsup and syrup requiring extensive cleanup by home owners. This is trespassing and destruction of private property and will be prosecuted to the fullest extent of the law.

Speeding: fourteen calls with complaints from residents. Several deer have been hit by speeding vehicles. In addition, when John notices a speeding vehicle, he follows the driver to the gate or the final destination within Surf Pines. If the driver is a resident he asks the driver to please slow down. In the case of a contractor, he confirms that the contractor is using either an assigned service code or the monthly visitor code. If they have a resident's personal code that code is cancelled and a new one issued, the resident will need to contact John for the new code.

Several calls to Animal Control and the Sheriffs Office resulting in one arrest.

John and Carol would like to thank everyone for their generosity of gifts and good wishes this past holiday season.

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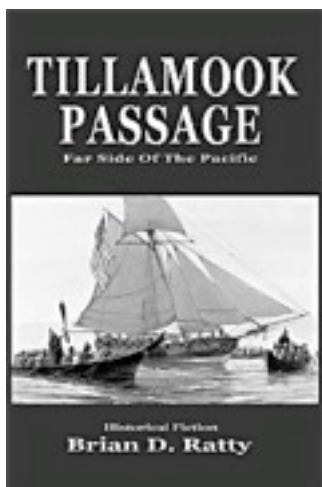
## Letter To the Board

Quarterly Board meetings as described in the January *Breeze* seem like an efficient use of time. Certainly worth a try. The Vacation Rental Committee is a welcome addition to the standing committees. Many thanks to Patrick Wingard for the maps, and to Jeff Hall and the contributors for another informative issue of the *Breeze*.  
Sincerely, Nina Campbell

## Spring Time Get Together

We would like to get together with our friends and neighbors to welcome spring. However, we are in need of a host home to hold this gathering. It would be your choice of day and time. We could do an afternoon or evening get together, indoors or outside. If you are interested in being a host, contact either Bonnie Rogie or Katie Weber (*contact information on back page*)

## Surf Pines Resident, Brian Ratty, Releases His Third Novel



***Tillamook Passage*** is the story of two young sailors who become marooned among the Tillamook Indians in 1788. It's a survival tale steeped with Indian tradition, rich in clashing cultures, fate, trust, love and conflict. Written as historical fiction for young adults and up, *Tillamook Passage* is a thrilling testament to the iron wills, brave hearts

and sharp wits of those who came before us. Some of the later action in the book takes place right here on Sunset Lake (Neacoxie Lake). Two worlds... one destiny. For more information check out Brian's web: [www.DutchClarke.com](http://www.DutchClarke.com)

## Plan to Attend the Annual Meeting



The next Annual Meeting of the Surf Pines Association, as announced by Brian Radditz, President, is scheduled for Saturday, August 4 at 9 A.M., at the Astoria Golf and Country Club. Plan to attend.

## Board Meeting

The next regular board meeting is scheduled for April 13 at 4 P.M. As always, open to all members.

## Annual Garage Sale and July Picnic

Surf Pines annual Garage Sale will be Saturday, June 30 this year. You can sign up at any time by contacting Katie Weber. (*contact information on back page*)

Our annual July Picnic will fall on Sunday, July 1. If the weather cooperates again this year we will have our homemade ice cream under the tent for us to enjoy.

We hope you will mark your calendars and join us for all the fun. We enjoy seeing everyone at these two back to back events.

## Sunset Lake

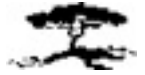
Keep in mind that the speed limit on Sunset Lake is 10 miles per hour (no wake) as set by the State of Oregon. Please be sure all guests are aware of the rules for boating on Sunset Lake.

## Tables and Chairs Available for Rent

10 round tables seating 8–10 for \$5 each/day, 100 chairs for \$1 each/day. For information and reservations call: Katie, Bonnie, or John (*contact information on back page*)

## Roads and Grounds

by Don Kruger, Committee Chair



For those who don't know, the responsibility of the Roads & Grounds committee is to advise the Board of Directors concerning the maintenance and improvement of Surf Pines Association roads and properties. Current projects include gate enhancement and protection, scotch broom removal, tree trimming and removal, and pavement management plan development.



### *Pavement Management Plan*

Now that the right-of-way survey is complete, it is apparent that some landscaping is located on Association property. Depending on the result of the planning process don't be surprised if some landscaping needs to be moved. The basic objectives of the planning include the following:

- Provide for the safety of vehicles and other users of the roads
- Traffic flow and speed control
- Economical long term pavement maintenance

A reminder, please do not remove the survey poles because doing so will hamper the success of our project.

### *Annual Tree Trimming/Removal*

Now that the contracted work has been completed, volunteers will continue to meet on Monday mornings through May 2012 to trim or remove brush and trees as necessary.

### *Gate Maintenance & Operation*

Association gates continue to be operational 99% of the time. As you have probably noticed, the white barrels have been removed and steel bollards have been installed, improving both appearance and protection of gate modules. Vinyl covers will be placed on the bollards to improve looks and reduce maintenance. Changes to the gate boxes have been approved and will improve access to gate mechanicals for maintenance or repair.

### *Scotch Broom Removal*

A project to remove the Scotch Broom (an invasive species) from Association properties has been approved. Workers will be supplied by a temporary agency to remove the plants from the right-of-ways and Manion property. John Gates will supervise the workers and volunteers will provide for cleanup and disposal.

The Roads & Grounds Committee seeks input from all residents. If you have concerns or suggestions call, email, or join us at one of our meetings to let us know what they are.



*The Limbirds and visiting family took on the huge project of digging out the bench located at the end of beach trail #3. The bench had been dedicated to Larry Newlands.*



by Dave Lukens

Former Board Member and President



It's that time of year again, when the daffodils are starting to push through the ground and all the Surf Pines member's thoughts turn to ..... who might run for the Board?

If you are reading the *Breeze*, it's likely that you are qualified to become a Board member. #1, be a dues paying member of the association, and #2 be interested in what is going on in your neighborhood.

What is an "association" – per the dictionary it's an organization of persons having a common interest. In the case of our homeowners association, we all have a common interest in the community since the association manages the infrastructure and security of the place we've all chosen to reside (whether full or part-time). That management includes oversight for the streets that we drive on, the right-of-way adjacent the streets, the trails we walk on, the park we enjoy, the property the Association owns, along with the gates and employee that help keep us safe.

In order for our association to function we need representation of the members on the five-person Board of Director. This group helps guide our association during the year, and spends our dues toward effectively managing the streets, right-of-way, trails, park, gates, and security.

If you've never volunteered to run for a position on the Board, I encourage you to consider doing it this year. There are some big issues facing our community in the year ahead. Now is the time to get involved instead of just reading about what happened in the *Breeze* and then scratching your head to wonder – why did they do that?

## Vacation Rental Committee

by Susan Holloway, Committee Chair



The Vacation Rental Committee continues working to ensure that Surf Pines remains a top coastal residential community on the north coast.

We are aware that some Surf Pines residents are concerned that rentals might degrade our community. Our committee work strives to create professional rental practices. We will accomplish this through communication with all homeowners who rent their homes to vacationers and for guests who visit our community. We will communicate with owners through written documents, examples of best practices and discussions in person, email and phone conversations. The committee will also handle any rental complaints and solve issues.

All materials developed for renters and owners who rent will also be distributed to the general Surf Pines community in order to enhance a visit for all guests. We will distribute the first document shortly after the April Board meeting.

The committee welcomes your suggestions and attendance at our meetings. All meetings are held in the Meeting House, with dates posted on the Surf Pines boards. You can also contact me through email and I will share your thoughts with the committee. *(contact information on back page)*

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# Highway Planning and Use Updates for Our Area

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by Patrick Wingard, Surf Pines Administrator



The Oregon Dept. of Transportation (ODOT) is wrapping up a facility plan for the segment of Hwy 101 located between Camp Rilea and Surf Pines Lane. This stretch of highways has experienced its share of serious accidents and congestion over the years and through the facility planning process, ODOT is working with local stakeholders to identify and prioritize problem areas to move potential projects closer to construction. Check out: [www.us101rileatosurfpines.org](http://www.us101rileatosurfpines.org) for more details on the plan.

Beginning in April 2011 and ending in March 2012, ODOT convened a series of meeting and open houses with local and state government officials, organizations including Surf Pines Association, business interests, citizens and others to develop the facility plan. As a result of these meetings, consensus has been gained that this stretch of highway should be three lanes the entire way: Two travel lanes and a third (middle) lane for left turn movements. In addition, the following “spot” improvements were identified:

- Combine Glenwood Village Lane and Turley Lane to create a new intersection with Hwy 101
- Improve the Cullaby Lake/Hwy 101 intersection to include a u-turn area for northbound traffic from Sunset Beach Rd. (as an option to making a left turn directly onto Hwy 101 from Sunset Beach Rd. to head north during the busiest traffic times)
- Modify the Cullaby Lake curves to improve driver sight distances
- Improve the Surf Pines Lane/Hwy 101 intersection
- Improve the West Lake Rd/Dellmoor Loop intersections
- Improve geometry at the West Anderson Rd/Hwy 101 intersection

Clatsop County received two subdivision applications (‘West Dunes’ and ‘Clatsop Estates’) in late 2011 for four contiguous parcels of land totaling 50.8 acres located along the west side of Hwy 101 near Surf Pines. The southerly extent of the subject property abuts Surf Pines Lane and extends about two-thirds of a mile to the north. The applicants propose a total of 27 single-family residential lots that are mostly 1.0 to 1.5 acres in size. No new road connections to Surf Pines Lanes are being proposed. The existing driveway to the small yellow house at 33503 Surf Pines Lane would continue to serve this home but would not be allowed to connect to any of the other roads within the proposed subdivisions. The applicants plan to provide access to their subdivisions via two approaches to Hwy 101.

The Clatsop County Planning Commission held public hearings on the matter on February 13 and March 12, 2012. The Planning Commission is recommending to the Clatsop County Board of Commissioners that it deny the land use requests based on the lack of a traffic impact study. The Clatsop County Board of Commissioners will conduct its public hearing on the matter on May 9.

Surf Pines Association is actively participating in these land use proceedings and has submitted written and oral testimony to the Planning Commission. The Association will also provide testimony to the Board of Commissioners when it considers the applications in May. The Association’s testimony focused on the subdivisions’ proposed access and circulation plan emphasizing that unauthorized use of Surf Pines Lane shall not be permitted. The Association also expressed concerns about safety and mobility on Hwy 101 due to the application’s lack of any proposed highway improvements (i.e., left turn lane, acceleration/deceleration lanes, etc.) at the new intersections. Other concerns expressed by the Association centered on water supply, buffering/screening along Surf Pines Lane, open space requirements and dune stability. The Association, along with Surf Pines member Miles Sweeney, also objected to resource area protection buffers that were originally proposed to extend onto Association properties along Surf Pines’ northerly boundary. The applicant has since adjusted its plan to remove these unacceptable infringements on Surf Pines property owners’ rights. Please feel free to contact me if you have questions or would like more details on anything.

*(contact information on back page)*

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## Nature Watch

by Greg Hutzell, Member Resident

(continued from January Breeze) Another of the divers is the small compact Bufflehead. The male is easy to identify with its glossy black and white feathers, especially its head with which is black in front, with a bright white triangle on the back side. It has a black back, white lower body, and a short gray beak. The female is less notable with of its muted gray body, light black head with a soft white spot. Bufflehead, often are in small groups, which are easily spooked with approached. When Bufflehead take flight you'll notice their small size, short wings and rapid beat.

Another small diver is the Pied-Billed Grebe, which is one of the two species of Grebes I've observed on the lake. The other, the Western Grebe, is much larger and distinguished because of its long spike dusky yellow bill, black cap, and long white neck. The Pied-Billed is very different because it is small and compact; mostly various shades of brown; and has a short beak with a noticeable vertical dark mark in the center. Like the other divers, they typically spend about 10–15 seconds under the water. They dive then swim or fly under the water in search of fish or other small aquatic creatures, they surface several feet away.



Last of the divers is the Double-Crested Cormorants. When I see these birds I can't help but think of them as the Darth Vader of the lake. It is not that they are aggressive to other birds, but they just appear to be somehow sinister. Perhaps it is because when they extend their black wings while perched (to warm and dry themselves), they look like Vader's black cape. The most striking example of why I've given them that moniker is one afternoon fifteen flew down the channel in single file and landed in the water just beyond our dock. Still in a line they swam a few yards, then turned in unison to the west and as if on command all dived at the same time in the same direction. Then they all surfaced after about five seconds

and again fell in single file and proceeded south on the lake. At the time I wondered if they were hunting as a pack or flock. But the whole experience gave me an ominous feeling, thus the Darth Vader name.

As for the fishing prowess of the divers I've described, I have seen different species surface with small fish on several occasions. Certainly judging by the number of divers, along with the daily demands for fish the larger birds must require, I have to assume these winged fishers could teach the human fisherman a few things.

(all photos by Greg Hutzell)



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## Safe Burning Practices — Be Fire Safe

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- Notify Gearhart Rural Fire Department — **503-738-7838** — prior to burning.
- Do not burn household or construction debris — only brush.
- Never burn closer than fifty feet to any building.
- Clear dry brush and debris away from your home and other structures.
- Keep tools and a water source close to extinguish a fire.
- Call 911 if a fire is out of control.
- Never burn on windy days.
- Never leave a burning or smoldering fire unattended.
- Burning of four cubic feet or less of debris is allowed from November through June.



**Be courteous — Protect your neighbors from smoke**

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## Surf Pines Association

### ***Board***

President	Brian Radditz	33250 Silverspot Lane	861-0190	<a href="mailto:bradditz@yahoo.com">bradditz@yahoo.com</a>
Vice-President	Russell Keizer	90016 Manion Dr	861-0211	<a href="mailto:lpkeizer@charter.net">lpkeizer@charter.net</a>
Treasurer	Norman Tutton	89509 Manion Dr	717-0958	<a href="mailto:tuttonbeach@gmail.com">tuttonbeach@gmail.com</a>
Secretary	Norma Keever	89026 Ocean Dr	738-5069	<a href="mailto:gnkeever@msn.com">gnkeever@msn.com</a>
Director	Burr Allegaert	89332 Manion Dr	738-7717	<a href="mailto:burr@theoregonshores.com">burr@theoregonshores.com</a>

### ***Administration***

Administrator	Patrick Wingard		717-3995	<a href="mailto:wingardpds@gmail.com">wingardpds@gmail.com</a>
Bookkeeper	Debbie Eddy		717-2535	<a href="mailto:debeddy0425@msn.com">debeddy0425@msn.com</a>
Security	John Gates	33317 Surf Pines Lane	738-0637 298-7911	<a href="mailto:gates7299@hotmail.com">gates7299@hotmail.com</a>

### ***Committees***

Roads & Grounds	Don Kruger	90128 Manion Dr	861-3815	<a href="mailto:dnkruger@msn.com">dnkruger@msn.com</a>
Community Relations	Katie Weber	89783 Sea Breeze Dr	738-5986	<a href="mailto:kkweber1@yahoo.com">kkweber1@yahoo.com</a>
	Bonnie Rogie	89825 Surf Pines Landing Dr	717-1003	<a href="mailto:brogie1@frontier.com">brogie1@frontier.com</a>
Vacation Rental	Susan Holloway	90054 Ocean Dr	706-5860	<a href="mailto:susan.holloway@comcast.net">susan.holloway@comcast.net</a>

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The Surf Pines Breeze is a quarterly publication of The Surf Pines Association  
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Members are invited to contribute articles. Contact Jeff Hall at [jlh434@mac.com](mailto:jlh434@mac.com).